



JUN 21 1995

Mr. Michael D. Sorel, P.E.
BRAC Environmental Coordinator
AFBCA/OL 3A
324 US Oval
Plattsburgh Air Force Base
New York 12903-3316

Re: No-Further-Action Decision Documents for Five Installation
Restoration Program Areas of Concern and the Golf Course
Drainage Site (Site SD-001)

Dear Mr. Sorel:

This letter is in response to your March 17, 1995 letter requesting EPA concurrence on Air Force decisions for No-Further-Action (NFA) at five (5) Areas of Concern (AOCs) investigated as part of a Preliminary Assessment (PA) for Plattsburgh Air Force Base (PAFB). The results of the PA are documented in the July 1994 Final Preliminary Assessment Report. Based on review of the July 1994 Final PA Report, EPA concurs on the Air Force decisions for no further remedial action at the following AOCs:

- Industrial Pretreatment Facility (ST-032)
- Loading Dock/Material Transfer Buildings 2622 & 2616 (SS-035)
- Pesticide Storage Building 2564 (SS-036)
- Golf Course Pesticide Storage Buildings 1703 and 1704 (SS-037)
- Open Storage Area Building 2624 (SS-038)

Although EPA concurs on the NFA decisions for the five AOCs, EPA cannot approve the No Further Action Decision Document For Six Preliminary Assessment Sites, signed by Colonel Dayre C. Lias on September 2, 1992 (as attached to your March 17 letter) for the following reasons:

- The September 2 "Decision Document" includes four of the five AOCs listed above, but also includes two additional AOCs, the POL Fleet Vehicle Fuel Storage Area, and the South Clear Zone. Field investigations were initiated at these two sites that have not yet been completed;
- The stated basis of the document is a July 1992 PA Report, not the July 1994 Report; and
- The Decision Document does not include any information regarding the six AOCs.

The No Further Action Decision Document for the Industrial Pretreatment Facility, signed by Colonel Monte R. Lewis on January 21, 1993 (also attached to your March 17 letter) is acceptable to EPA. A format similar to the one used in that document is suggested for future NFA Decision Document submissions to EPA.

Regarding the Golf Course Drainage Site (Site SD-001), EPA concurs on the Air Force decision for No Further Action contained in the August 1992 Site Investigation/Decision Document for the Site. Although Draft and Revised Proposed Plans for the Site were developed by the Air Force, it will not be necessary to proceed further with those documents as the results of the Site Investigation (SI) indicate that no further remedial investigations or actions are required.

It should be noted that although no further remedial action appears to be required at the five AOCs or site SD-001, environmental samples were not obtained or analyzed from the five AOCs and soil and groundwater samples were not obtained or analyzed from site SD-001. The SI at site SD-001 included sampling and analysis of surface water and sediment only. As a result, the five AOCs and the Golf Course Drainage Site should not necessarily be considered "uncontaminated" for the purposes of property transactions.

If you or your staff have any questions or comments regarding this letter, please feel free to call me at (212) 637-4331.

Sincerely yours,

Robert D. Morse
Remedial Project Manager

cc: J. Lister, NYSDEC

bcc: R. Wing, PSB